

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
March 18, 2021**

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Raul Garza*
Fran Grossman
Mike Kelly*
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara*
Guacolda Reyes*
Linda Searl*
Smita Shah (Vice Chair)*
Tom Tunney*
Scott Waguespack*

ABSENT

Honorable Lori E Lightfoot, Mayor
Harry Osterman
Nicholas Sposato
Gilbert Villegas

- A. The Chairman called the March 18, 2021 regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with seventeen members present (*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Linda Searl, seconded by Raul Garza, to approve the Minutes of the February 18, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 15-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
 1. A motion by Smita Shah, seconded by Deborah Moore, to approve the following four matters (1 under the Negotiated Sale heading, 1 under the Acquisition heading, and 1 and 2 under the

disposition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 16-0-0 vote:

NEGOTIATED SALE:

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 1828 South St. Louis Avenue to Ruth Wilson (21-006-21; 24th Ward).

ACQUISITION:

1. A resolution recommending a proposed ordinance authorizing an acquisition of city owned land, generally located at 9207 South Phillips Avenue from the Board of Education/Public Buildings Commission (21-008-21; 7th Ward).

DISPOSITION:

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 9207 South Phillips Avenue to Chicago Youth Centers (21-009-21; 7th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5136-58 South Carpenter Street to NeighborSpace (21-007-21; 20th Ward).

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Mike Kelley, seconded by Raul Garza, to approve a proposed Business Entertainment Planned Development submitted by Smash Interactive LLC, for the property generally located at 2500-48 South Wabash Avenue was approved by a vote of 14-0-0 (Lyons Recused). The applicant proposes to rezone the property from C1-5 (Neighborhood Commercial District) and M1-3 (Limited Manufacturing/Business Park District) to C2-3 (Motor Vehicle-Related Commercial District) prior to establishing a Business Entertainment Planned Development. The applicant proposes to construct a 62'-tall professional Esports Stadium (large entertainment and spectator sports venue) with a maximum occupancy of 1,040 people that will also include indoor sports and recreation, restaurant, and office uses. Ninety accessory parking spaces will be provided off-site at 2601-25 South Wabash Avenue. (20573; 3rd Ward)
2. A motion by Guacolda Reyes, seconded by Smita Shah, to approve a proposed amendment to Planned Development 1097, submitted by BMH-1, LLC for the properties located at: 1939-1959 West Lake Street; 115-159 North Damen; 1900-1958 West Maypole 1901-1959 West Maypole; 1900-1948 West Washington; 100-146 North Wolcott was approved by a vote of 15-0-0 (Burnett and Brumfield Recused). The applicant proposes a change in the zoning designation from Residential Planned Development 1097 to a B2-5 (Neighborhood Mixed-Use District) underlying and then to

Residential Business Planned Development No. 1097, as amended. The applicant proposes to construct a 12- story, 136' tall, 96-unit affordable housing high-rise featuring 4,000 square feet of commercial space on the ground floor, 16 parking spaces and 106 bike parking spaces. (20439, 27th Ward)

3. A motion by Smita Shah, seconded by Guacolda Reyes, to approve a proposed planned development, submitted by Thor 1229 West Randolph LLC, for the property generally located at 1229 West Randolph Street was approved by a vote of 12-0-0 (Burnett and Flores Recused). The applicant is proposing to rezone the property from C1-3 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development. The applicant proposes the construction of a 9-story building with ground floor retail and commercial uses and office, accessory, and incidental uses above. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to a maximum of 8.1. (20591; 27th Ward)
4. A motion by Raul Garza, seconded by Linda Searl, to approve a proposed Residential-Business Planned Development, submitted by 160 North Elizabeth Holdings, LLC, for the property generally located at 160 North Elizabeth Street. was approved by a vote of 16-0-0 (Burnett Recused). The applicant is proposing to rezone the site from C1-3 (Neighborhood Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 27-story, 292'8"- tall building with 375 residential units, 150 bicycle parking spaces, and 144 accessory vehicular parking spaces above 9,000 square feet of ground floor commercial uses. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (20542, 27th Ward)

Chairman's Update / Information Presentation

1. An information presentation was made on the *Forward Together Implementation - Central City Recovery* initiative. The primary goal is to engage stakeholders for the implementation of immediate and coordinated actions for the 2021 reopening period and to maximize the central area's economic recovery post pandemic from 2021-2024. This is a 6-month engagement initiative led by Deputy Mayor Samir Mayekar, DPD, and CCAC, which began in November 2020 and will end in May 2021 with a final report.
2. An information presentation was made on We Will Chicago, this is a three-year, citywide planning initiative under Mayor Lori E. Lightfoot that will encourage neighborhood growth and vibrancy while addressing social and economic inequities that impair Chicago's legacy as a global city. The Department of Planning and Development will provide an update on the We Will Chicago planning process, which will include an overview of pre-planning work completed in 2020 and the upcoming workplan for 2021.
3. An information presentation was made on The Committee on Design (COD). This committee is an advisory committee established pursuant to Commissioner Maurice Cox's directive to create regular and consistent opportunities for City, Community, Designer, and Developer engagement for Design Excellence across the City of Chicago

through a peer review process that is open to the public. The members of the COD will be a collective representing a wide spectrum of design professions charged with reviewing specific, Character-impacting projects based on DPD design guidelines and design excellence principles, fostering an expedited DPD review process.

Adjournment

A motion to adjourn the March 18, 2021 Regular Hearing of the Chicago Plan Commission at 4:00 PM, was approved by a 11-0-0 vote.